



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

June 9th, 2022

Development Services
City of Columbia
700 N. Garden Street
Columbia, TN 38401

Project: Dabbs Subdivision

Subject: Preliminary Plat Submittal

Staff,

Please find below responses to your comments on the Dabbs Subdivision Sketch Plat that were received 5/23. We have tried to address all comments. No major changes outside of the comments have been made. The design follows the City Zoning and Subdivision Regulations.

Planning

1. Townhomes are allowed within a RM-1 or RM-2 base district but limits it to 10%, the base district for this property is RS-10 which does not allow for townhomes
Townhomes have been removed from the plan. The plan only contains single family lots.
2. Show table of lot square footage reductions from the base district of 10,000 sqft and display in the open space site data table
The tables for the project have been updated. We have done several layouts for this site and the full RS-10 layout had approximately 92 acres of lot development. With the Cluster Options we are now proposing 72.8 acres for lot development. The Cluster Options provides for a lot square footage reduction of 19.2 acres. We have added to the open space to have a gross open space of 51 acres with proposed usable open space of approximately 29 acres. We are proposing pocket parks (mowed lawns with benches), open mowed areas for additional communal yard spaces and over 4 miles of trails (mix of paved and wood chipped).
3. Add typical corner lot detail for exterior lots
Detail added
4. Show usable open area, 33%
Open space has been updated. We have a gross open space of 51 acres with a usable area of approximately 29 acres (~50% of the open space is usable).
5. Why create the flag lot off Bear Creek Pike
Lot was created by the County and a house has been built on it
6. Staff will recommend that the double frontage lots be eliminated
We have updated the layout to remove the double frontage lots and provide large open spaces that will be parkland between the entry road and the rear lots of the lots off of Blue Jay Lane. This park will have a circular trail, benches and be maintained by the home owners association. We will also be proposing landscaping and street trees.
7. These comments would only apply if the 2nd reading of the development code is not approved June 9th. This project at its earliest would be reviewed by Planning Commission August 10th.



Noted and we are submitting prior to the possible second reading.

Engineering

8. TIS required prior to submittal of Preliminary Plat
TIS has been submitted and all fees paid
9. No infrastructure or structures may constructed over sinkholes
We have updated the layout to pull infrastructure out of the sinkhole areas. We have a geotechnical engineer lined up to inspect the site and the two sinkholes. At this preliminary phase we are showing small amounts of stormwater flowing to these areas. This will be addressed in the construction plans based on what is determined by the Geotech and the final grading plan.
10. Flag lot off Bear Creek Pike is not allowed
This lot was created without any involvement from TKC. I believe this lot was created by the County and a house has been built on the lot by the property owner.
11. Minimum roadway centerline radius is 125'
All horizontal curves have been updated to meet this min. requirement
12. culdesac required for any roadway over 150'
Comment is noted and temporary turnaround will be provided with the construction plans for each future connector that does not currently have a connection.
13. provide 4' grass strip
4' grass strip is provided between the back of curb and sidewalk.
14. Both southern stubs access the same property. There should be one further to the west to the more developable map93 parcel 13.04. Recommend extending the western most north-south roadway to the southern property line.
Plan has been updated to move the western connection a little further west.
15. At preliminary plat additional ROW will be required for any roadway considered major local and at intersections with higher classified roadways.
Comment is noted
16. Ensure roadway geometry meets engineering standards prior to construction plan/preliminary plat submittal
Comment is noted

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 615.617.7477.

Thank you,

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